

THE CEDARS

WOOLTON HILL • NEWBURY





THE CEDARS

WOOLTON HILL • NEWBURY

A beautifully presented bespoke family home built 14 years ago to a very high specification. Located in the heart of this sought-after village, The Cedars sits in a generous plot with a substantial driveway to the front of the house and large well-established garden.

Entrance hall • Living room • Family room • Kitchen/Breakfast room • Dining room • Utility room • Boot room • Office • Cloakroom

.....
Master Bedroom with dressing room and en suite bathroom
• Guest bedroom with en suite bathroom • 3 further bedrooms
• Family bathroom

.....
Planning permission was previously granted for a detached double garage but this has since lapsed.

.....
Gardens and grounds wrap around the house

.....
In all about 0.73 acres



Property Description

The Cedars is a superb family home built to the highest specification, offering modern living with the benefit of an established 0.73 acre plot. Built 14 years ago the house has been cleverly designed throughout. Approached through electric gates, there is a large gravel drive which provides parking for plenty of cars.

The bright and welcoming entrance hall gives access to the principal rooms, which include the living room with open fireplace at the front of the house, and the family room which overlooks and has access to the rear garden.

The beautiful kitchen/breakfast room has a central island with a wide range of wall and base mounted units and many integrated appliances, there's

space for both a dining table and seating area and double doors lead into a separate dining room.

The ground floor rooms enjoy the warmth of underfloor heating. Additional ground floor accommodation include a utility room, office, boot room and cloakroom.

To the first floor, the principal bedroom suite enjoys a dressing area, bathroom with bathtub and walk-in shower.

There is a guest bedroom suite and 3 further bedrooms with a family bathroom.

The gardens and grounds are a particular feature of the property, over which many of the principal rooms enjoy views.

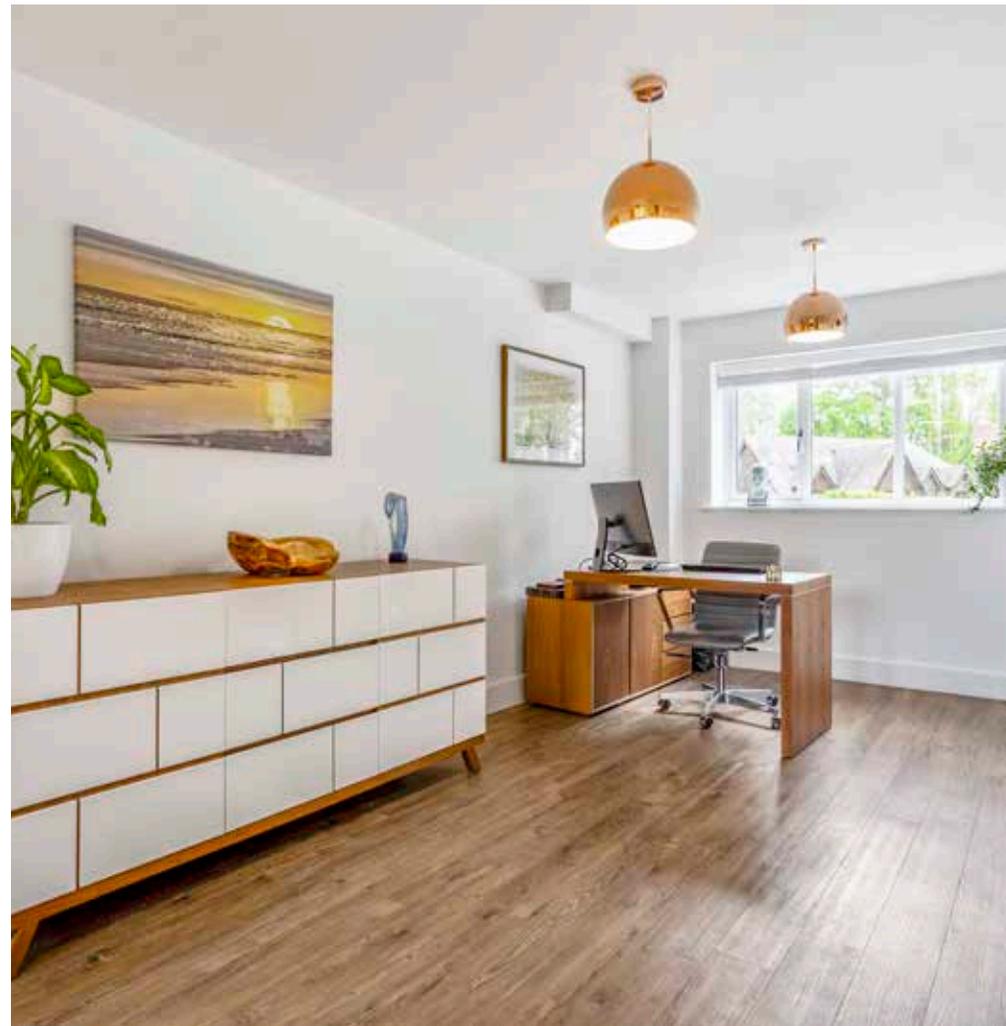
Services

- Mains water, electricity and drainage.
- Broadband is currently connected to Sky.
- Council tax – Band G £3,104
- Local authority: Basingstoke & Deane. Telephone 01256 844844

Local Information

- The Cedars is situated in Tile Barn, a highly sought after location in the heart of the village in Woolton Hill, a short distance from the villages of Highclere and Broad Layings.
- Surrounded by beautiful countryside and woodland including The Chase, which is part owned by The National Trust.





- The village has the well-regarded St Thomas Infant School and Woolton Hill Junior School. The village has a GP/Health centre, shop and post office, public house, church, village hall and playground.
- Newbury is 5 miles away, the A34 is about a

mile away which also provides access to the M4 (J13), giving access to the West Country, London and airports.

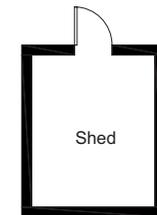
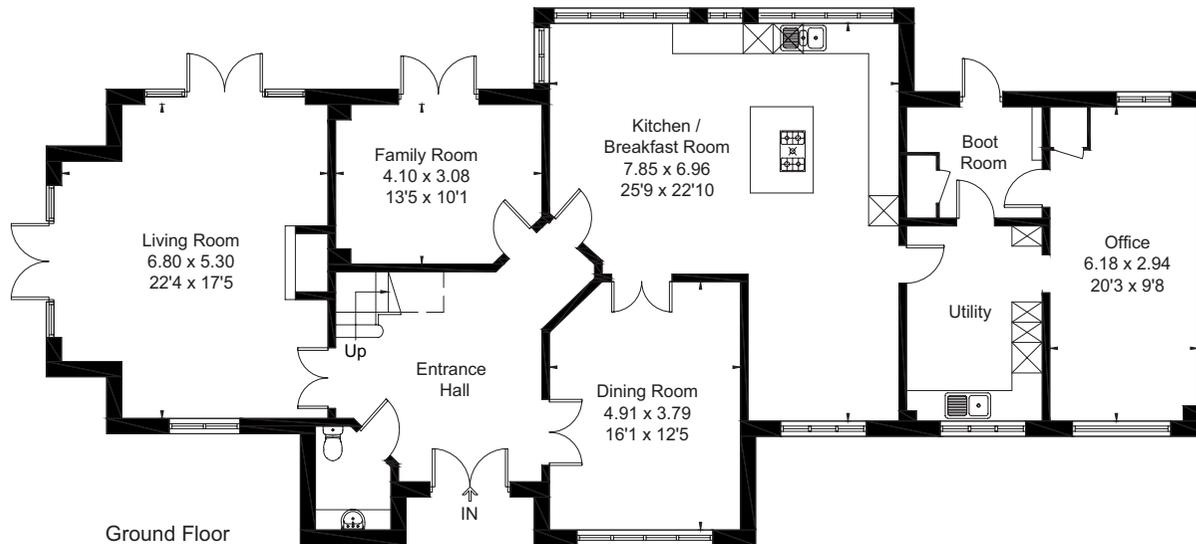
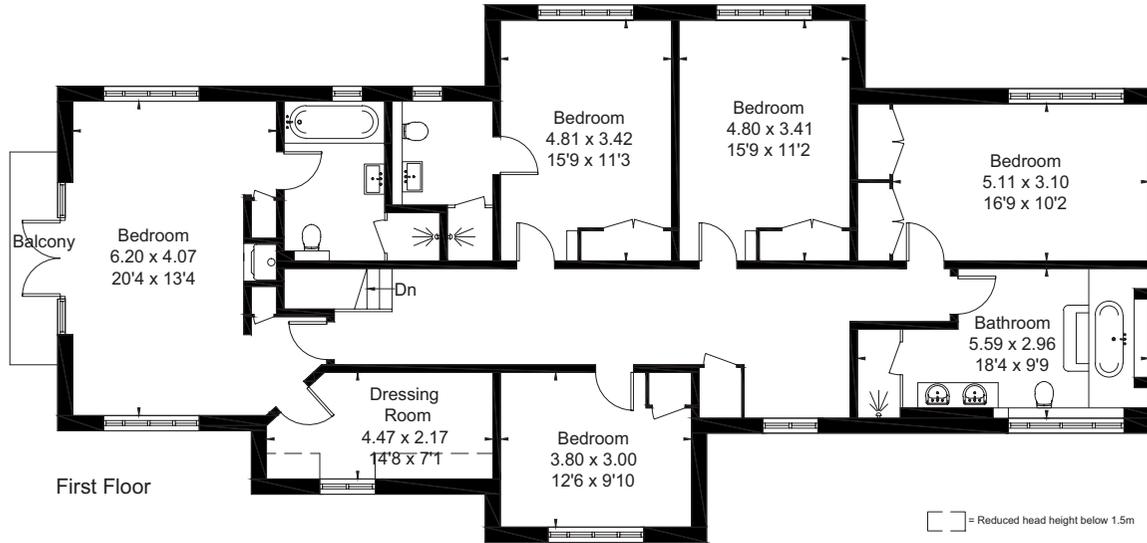
- Newbury Station is about 5 miles away, there are regular services to London Paddington taking approximately 50 minutes.

- As well as the two local village schools, there are also a wide range of other schools in the area including Thorngrove, Elstree, St Andrew's, Brockhurst & Marlston House, Cheam, Bradfield College, Downe House and Pangbourne College.
- RG20 9UZ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 324.2 sq m / 3490 sq ft
 (Excluding Shed)
 Including Limited Use Area (2.6 sq m / 28 sq ft)



(Not Shown In Actual Location / Orientation)



Black Cygnet Properties Limited
 Unit 6, Frilsham Home Farm,
 Yattendon, Berkshire, RG18 0XT

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

